



AGENDA
HUNTINGTON BEACH OFFICE OF THE ZONING ADMINISTRATOR
Room B-8 – Lower Level - Civic Center
2000 Main Street
Huntington Beach California

WEDNESDAY, SEPTEMBER 27, 2006, 1:30 P.M.

ZONING ADMINISTRATOR: Mary Beth Broeren

STAFF MEMBERS: Ron Santos, Ramona Kohlmann

MINUTES: August 23, 2006
September 6 and 13, 2006

ORAL COMMUNICATION: Anyone wishing to speak on an item not on the agenda may do so. No action can be taken by the Zoning Administrator on items not on the agenda.

SCHEDULED ITEMS:

- 1. PETITION DOCUMENT: CONDITIONAL USE PERMIT NO. 2006-027 / VARIANCE NO. 06-11 (STARBUCKS COFFEE – CONTINUED FROM THE AUGUST 23, 2006, MEETING WITH THE PUBLIC HEARING OPEN)**
- APPLICANT: Steve Briscoe
- REQUEST: **CUP:** To permit construction of a 3,001 sq. ft. 2-unit commercial building with a drive-through service window. The existing Max's Sports Bar will be demolished; **VAR:** To permit an eight-ft. wide landscape planter along the front property line (Beach Blvd.), in lieu of the required 10-ft. wide planter, for 85 linear feet.
- LOCATION: 18922 Beach Boulevard (east side of Beach Boulevard, north of Garfield Avenue)
- PROJECT PLANNER: Ron Santos
- STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval

Under the provisions of the Huntington Beach Zoning and Subdivision Ordinance, the action taken by the Zoning Administrator is final unless an appeal is filed to the Planning Commission by you or by an interested party. Said appeal must be in writing and must set forth in detail the action and grounds by which the applicant or interested party deems himself aggrieved. Said appeal must be accompanied by a filing fee of One Thousand Two Hundred Eighty Seven Dollars (\$1287.00) if the appeal is filed by a single family dwelling property owner appealing the decision on his own property and One Thousand Five Hundred Sixty Nine Dollars (\$1569.00) if the appeal is filed by any other party. The appeal shall be submitted to the Secretary of the Planning Commission within ten (10) calendar days of the date of the Zoning Administrator's action or ten (10) working days for a coastal development permit.